

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Georgetown Commercial Project

2. Location: Southbound US Rt 113, approximately ½ mile north Rt. 9

3. Parcel Identification #: 1-35-19, parcel p/o 8

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Miles M. Isaacs

Address: 22010 DuPont Blvd

City: Georgetown

State: DE

Zip: 19947

Phone: 302-856-7245

Fax: 302-856-9703

Email:

6. Applicant's Name: Don Holcomb et. al.

Address: 1610 Philadelphia Pike

City: Wilmington

State: DE

Zip: 19809

Phone: 302-798-8131

Fax: 302-798-8331

Email:

7. Engineer/Surveyor Name: River Basin Engineering, Kenneth Christenbury, P.E.

Address: 17585 Nassau Commons Blvd, Suite 3

City: Lewes

State: DE

Zip: 19958

Phone: 302-644-6730

Fax: 302-644-6733

Email: rbe-cape@riverbasineng.com

8. Please Designate a Contact Person, including phone number for this Project: Kenneth Christenbury, P.E.

Information Regarding Site:		
9. Area of Project(Acres +/-): approx. 4.50 acres		
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input checked="" type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural		
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."		
12. Present Zoning: Agricultural Residential	13. Proposed Zoning: Highway Commercial	
14. Present Use: Agriculture	15. Proposed Use: Carwash, Kitchen Construction Supplies, Medical Offices	
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Agricultural use		
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input checked="" type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>		
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Georgetown What is the estimated water demand for this project? 5000 gpd How will this demand be met? Town water supply		
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Georgetown		
20. If a site plan please indicate gross floor area: 25,000 6 square feet		
21. If a subdivision: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use		
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.		

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces:

Square Feet: 0

Proposed Use: % of Impervious Surfaces: 60%

Square Feet: 113,750 square feet

25. What are the environmental impacts this project will have? Reduction in fertilized runoff, increase in impervious cover

How much forest land is presently on-site? none How much forest land will be removed? none

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☐ No
Not to my knowledge

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☐ No
Not to my knowledge

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres
☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

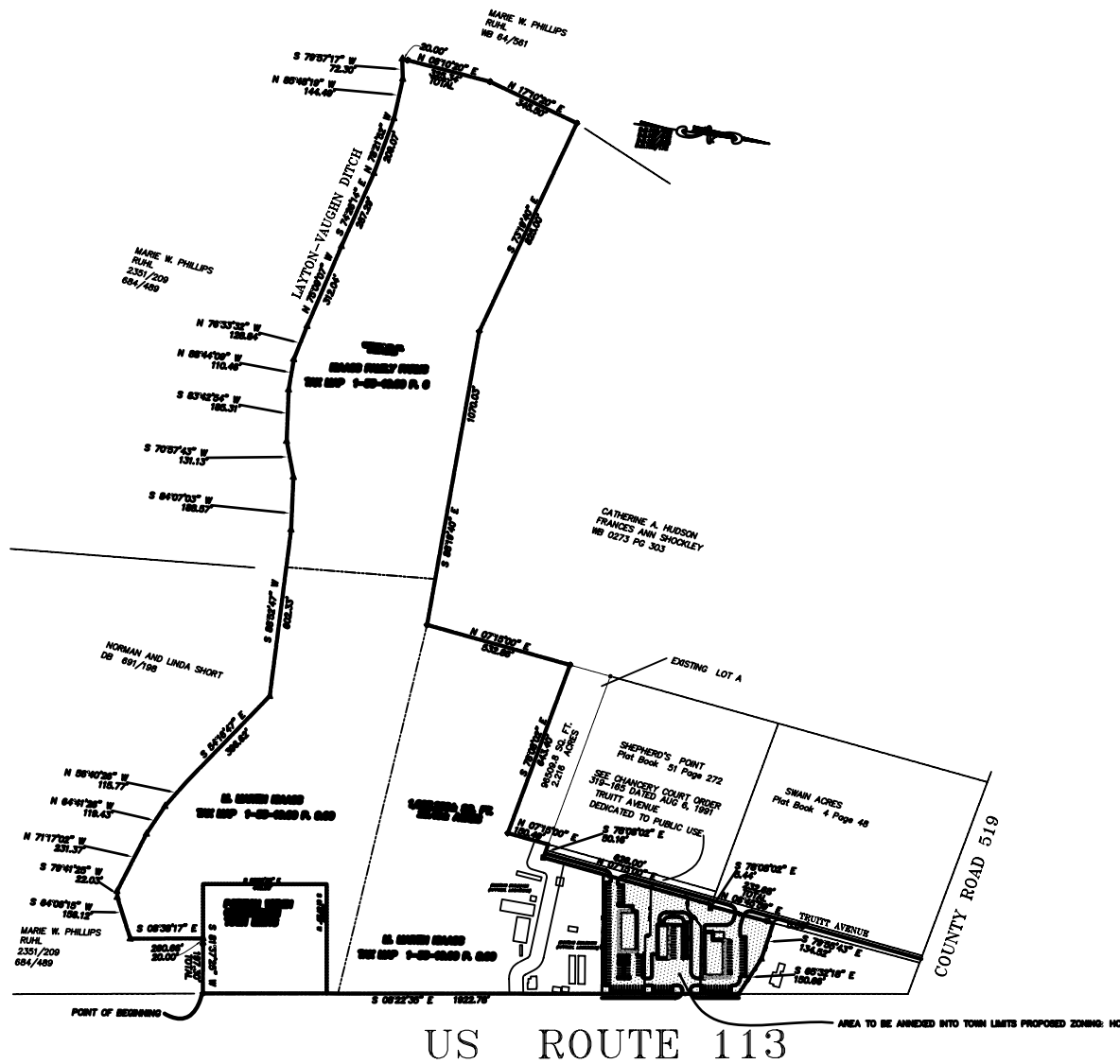
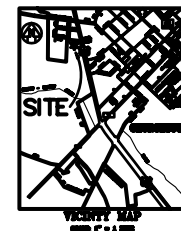
If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please list name: Layton Vaughn Tax Ditch
30. List the proposed method(s) of stormwater management for the site: Wet pond infiltration basin Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Ex ditch and/or infiltration Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 1 Acres Square Feet What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Where is the open space located? On the west side of the property Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Connections to town water and sewer
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected Acres on-site that will be restored Acres of required wetland mitigation Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed. An extended detention pond is anticipated for this project Buffers from wetlands, streams, lakes, and other natural water bodies
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season - approximately 500 ADT What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5%
37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. US Highway 13 – 2 lanes with full shoulder – one entrance; Truitt Avenue – Town road with no shoulder – 2 entrances

<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Truitt Avenue is being extended along the west side of the property</p>
<p>40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="text-align: center;">Proposed Sidewalks on Rt. 113 and Truitt Ave.</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>41. Is this site in the vicinity of any known historic/cultural resources or sites? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply)</p> <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery </div> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:</p>
<p>44. Please make note of the time-line for this project: Construction commencing in Winter 2004</p>
<p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>_____ Signature of property owner or contract buyer</p> <p>_____ Signature of Person completing form (If different than property owner)</p> </div> <div style="width: 45%;"> <p>_____ Date</p> <p>_____ Date</p> </div> </div>
<p>This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.</p>



TOWN	
NAME	
ADDRESS	
CITY	
STATE	
ZIP	
DATE	
TIME	
BY	
FOR	

SURVEY NOTE

BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A BOUNDARY SURVEY PLAN BY ADAMS-KEMP ASSOCIATES, INC. DATED NOVEMBER 12, 2003 ENTITLED "BOUNDARY SURVEY PLAN FOR THE PROPERTY OF M. MARTIN ISAACS & ISAACS FAMILY FARM" AND IS NOT THE RESULT OF A FIELD SURVEY BY RIVER BASIN ENGINEERING. LOCATION OF EASEMENTS ON THE PARCEL ARE UNKNOWN AS NO TITLE SEARCH WAS PROVIDED.

REV	DESCRIPTION OF REVISION	DATE	BY

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THIS MAP 1-30-18.00, PART OF PARCEL 6, 9 & 8

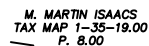
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CHECKED BY	ERC
DATE	05-12-04
SCALE	1" = 200'
WARNING	
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	
0	1/2

SEAL



RBE - CAPE DIVISION
17000 MARSH CREEK BLVD.
SUITE 3
LEWES, DE 19605
PHONE: (302) 644-6730
FAX: (302) 644-6733
www.rbeinc.com

EXISTING PROPERTY		PROJECT NO.
		0276-0401
ISAACS FAMILY FARM, ET. AL.		DRAWING
ANNEXATION & ZONING		P-1
TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE		1 of 2



SITE DATA

PARCEL A

AREA OF PARCEL:	1.50± ACRES
PROPOSED ZONING:	HC
PROPOSED USE:	KITCHEN SUPPLY STORE
MAX BUILDING HEIGHT:	65 FEET
PARKING REQUIRED:	25 SPACES
PARKING PROPOSED:	36 SPACES (INCLUDING 2 HANDICAPPED ACCESSIBLE SPACE)
	TOTAL: 36 SPACES

PARCEL B

AREA OF PARCEL:	1.504 ACRES
PROPOSED ZONING:	HC
PROPOSED USE:	CAR WASH
MAX BUILDING HEIGHT:	55 FEET
PARKING REQUIRED:	10 SPACES
PARKING PROPOSED:	19 SPACES
	TOTAL: 19 SPACES

PARCEL C

AREA OF PARCEL:	1.504 ACRES
PROPOSED ZONING:	HC
PROPOSED USE:	MEDICAL OFFICE BUILDING
MAX BUILDING HEIGHT:	55 FEET
PARKING REQUIRED:	1 SPACE FOR EACH 2 EMPLOYEES, PLUS 4 SPACES PER DOCTOR
PARKING PROPOSED:	79 SPACES (INCLUDING 8 HANDICAPPED ACCESSIBLE SPACE)
	TOTAL: 79 SPACES

NOTE: AS PART OF THE SUBDIVISION PROCESS
THE TOWN OF GEORGETOWN WILL REQUIRE CURB
AND SIDEWALK ALONG U.S. ROUTE # 113 AND
TRUITT AVENUE.

LEGEND

[illegible]


THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE-TO AND APPURTENANCES.

TAX MAP:	1-35-18.00, PART OF PARCEL 6
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DESIGNED:	KRC
APPROVED:	KRC
DRAWN:	AJB
CHECKED BY:	KRC
DATE:	05-12-04
SCALE:	1" = 30'

WARNING

0 1/2 1



IF THIS BAR DOES
NOT MEASURE 1"
THEN DRAWING IS
NOT TO SCALE

SEAN



RBE - CAPE DIVISION
17885 HANNU COMMONS BLVD.
SUITE 3
LEWIS, DE 19955
PHONE: (302) 644-6730
FAX: (302) 644-6733
rbe-cape@riverbankeng.com
www.riverbankeng.com

CONCEPT PLAN

**ISAACS FAMILY FARMS, ET. AL.
ANNEXATION & ZONING
TOWN OF GEORGETOWN, SUSSEX COUNTY, DELAWARE**

0278-0401

P-2

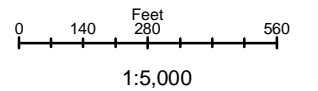
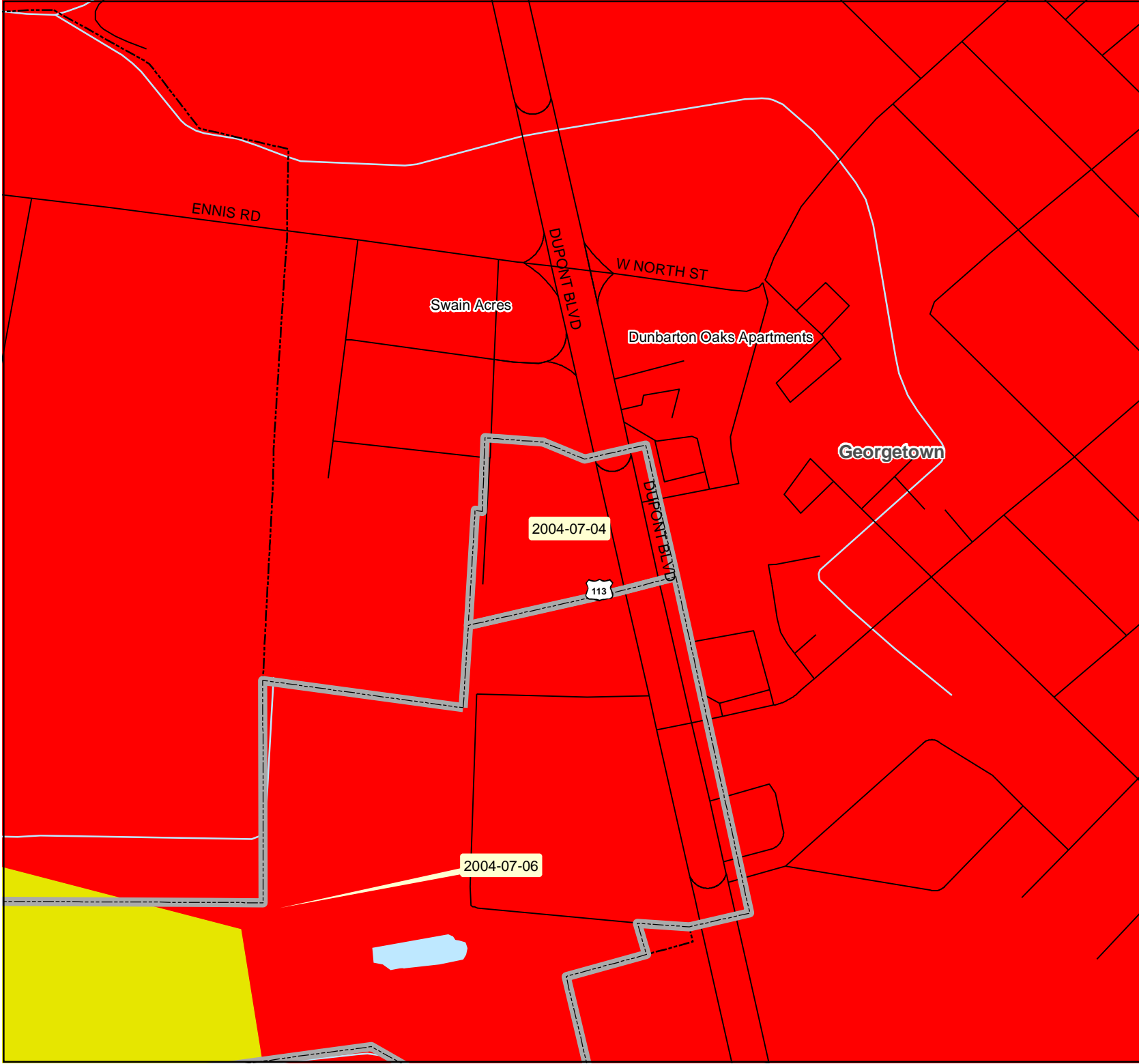
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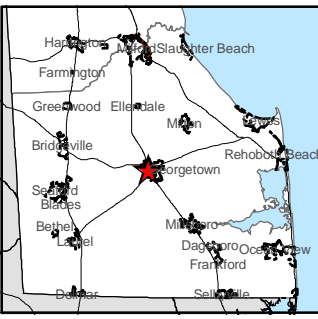
Preliminary Land Use Service (PLUS)

**Georgetown
Commercial Center
2004-07-04**

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



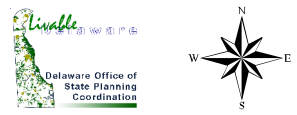
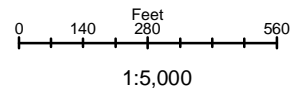
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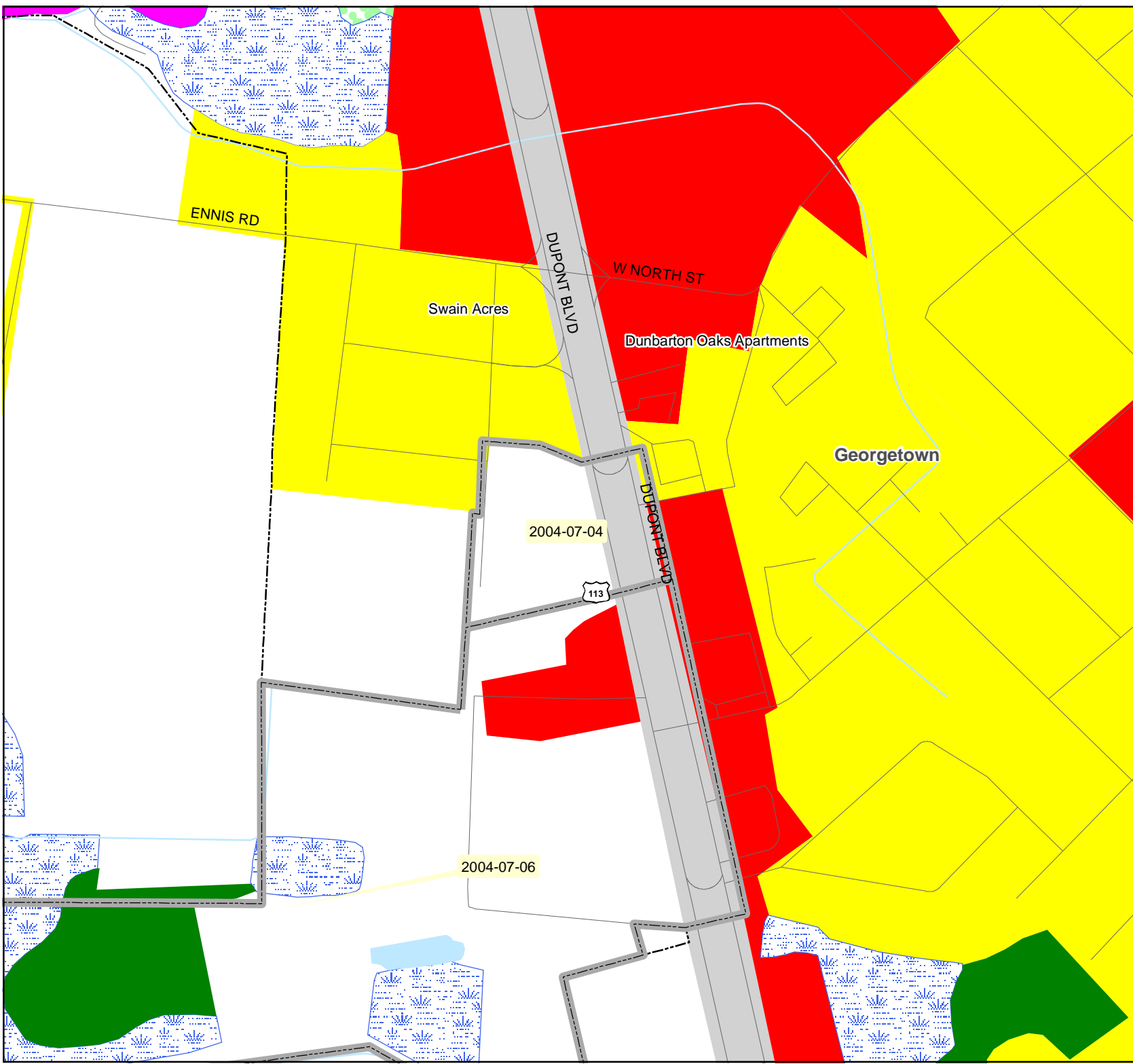
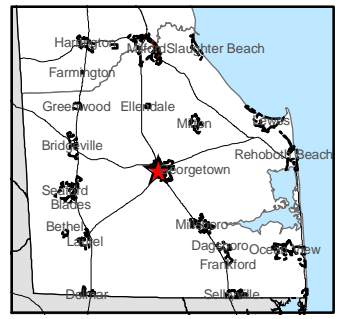
Preliminary Land Use Service (PLUS)

Georgetown
Commercial Center
2004-07-04

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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www.state.de.us/planning



Preliminary Land Use Service (PLUS)

Georgetown
Commercial Center
2004-07-04

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:5,000



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State Planning Coordination.
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